

Environmental Investigations Referral Response - industrial use

Application Number:	Mod2016/0194
To:	Nick England
Land to be developed (Address):	Lot 2 DP 851739 , 146 Forest Way BELROSE NSW 2085

Reasons for referral

This application seeks consent for large/and or industrial development.

And as such, Council's Environmental Investigations officers are required to consider the likely impacts.

Officer comments

Is the proposal for an industrial use?	YES
Was sufficient documentation provided appropriate for referral?	YES
Are the reports undertaken by a suitably qualified consultant?	YES
Have you reviewed the Statement of Environmental Effects, and consider ongoing use, such as: - Processes with emphasis on potential pollution (air, noise, water and land) - Hazardous Materials, liquids stored on site - Waste storage, disposal. - Mechanical ventilation	YES
Have you Consider impact of noise, hours of operation, location to nearest residential, location of equipment, times of deliveries, noise management plans, acoustic reports etc.	YES
If the proposal is a scheduled premises have you recommended that the DAO refer the proposal to OEH?	N/A
General Comments	
Modifications reviewed by Environmental Investigations. No objections subject to conditions.	
Recommendation	APPROVAL - subject to conditions
Comments completed by: Omar El-Ahmad	
Date: 8 August 2016	

Recommended Environmental Investigations Conditions:

ON-GOING CONDITIONS THAT MUST BE COMPLIED WITH AT ALL TIMES

NORTHERN BEACHES COUNCIL

Any noise from the premise shall not exceed more than 5dB(A) above the background level when measured from within any property boundary and will comply with the Environment Protection Authority's NSW Industrial Noise Policy and any appropriate legislation to prevent offensive noise.

Reason: < To ensure that noise generated from the premise does not create offensive noise >
(DACHPCPC6)

Noise Impact On Surrounding Area

The use of the premises shall not cause a sound level in excess of 5 dB(A) at any time above the background noise level at any point along the site boundaries when measured in accordance with the Environment Protection Authority's Industrial Noise Policy

Reason: *To ensure compliance with acceptable levels of noise established under best practice guidelines.* (DACHGnios)

Provide an Acoustic Report to ensure modifications will comply with relevant Noise Guidelines and Legislation

Provide an acoustic report prepared by a suitably qualified and experienced acoustic consultant must be provided demonstrating that noise and vibration from the modified operation of the premises including the use, plant and equipment will comply with the Environmental Protection Authority's NSW Industrial Noise Policy, Protection of the Environment Operations Act 1997 and relevant Noise Regulations.

Reason: *To ensure the acoustic amenity of surrounding properties.* (DACHPGOG6)